

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2017
Frontage (ft):	115.29	Bathrooms:	4	Age:	7
Lot Area: (sq.ft.)	9,253.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,628.64
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	027-455-653

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mount Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 6 PLAN BCP35671 SECTION 19 TOWNSHIP 19 LAND DISTRICT 36
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Oven - Built In,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13' x 15'3	Below	Bedroom	13'4 x 14'11
Main	Kitchen	13' x 19'2	Below	Recreation Room	15'7 x 15'3
Main	Eating Area	14'5 x 10'6	Below	Den	12'3 x 11'1
Main	Living Room	17'3 x 19'6	Below	Living Room	17'8 x 14'8
Main	Laundry	10' x 13'	Below	Kitchen	12'11 x 13'3
Main	Primary Bedroom	13'4 x 14'11	Below	Bedroom	12'2 x 12'2
Main	Walk-In Closet	4'10 x 11'1	Below	Bedroom	12' x 10'1

Finished Floor (Main):	1,887 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	2,418 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	4	No
Finished Floor (Total):	4,305 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft					
Grand Total:	4,305 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

Big VIEW, Legal suite! This luxury rancher w/ full bsmt is almost entirely surrounded by trees with an outstanding view of Mt. Baker. Siding a greenbelt, this homes open concept main floor has an office or formal dining room, stunning primary bdrm & laundry. Enjoy the View year round from your vaulted, covered patio. The kitchen is decked out with wall mounted oven, gas range, and a huge island. Downstairs you'll find extra tall ceilings, a large bunker w/ outside access ready to be made into a gym, media room, or workshop. There's even a spacious 2 bdrm Legal Suite with separate laundry, giant patio and huge windows, perfect for rental or generational living. Enjoy the central AC, low maintenance yard and RV Parking. Close to all major amenities, this quality built home will impress.